

Panoramic Heights Homeowners Association

5502 W. 25th Ave.
Kennewick, WA 99338
May 25, 2006

Annual meeting May 17, 2006, 7:00pm at Lincoln Elementary School Annual Meeting Minutes:

PHHA Secretary Ken Erickson opened the meeting by introducing Rick White of the City of Kennewick Planning Department. Rick gave a very informative presentation that followed a question and answer format. The discussion is summarized as follows:

- Two plats have been approved for the area south of Panoramic Heights for approximately 300 homes each. Work has begun on the first plat. The homes are expected to be 2.8-2.9 per acre.
- Access to the plats will be primarily thru 36th Ave which will come off a new signal light (this year) at US 395 and the old Hildebrand roadway around the south side of Thompson hill and ultimately intersect at 5 corners (Clodfelter, 10th, Clearwater, and ultimately Steptoe.)
- Access to the new plats also will be thru Panoramic Heights at Edison and Irving.
- Plans by the developers are not complete but Rick comments that the development costs are substantial which will probably lead to more expensive homes.
- The plat plans provide for 15 feet of landscaped areas with walking/jogging paths on both sides of 36th Ave.
- The school district continues to own the 40 acres at Union Loop and 27th Ave. This is too large for a single elementary or middle school.
- The area south of 36th and west of 395 is owned by Kennewick General Hospital and Port of Kennewick. Development of this land is being considered for possibly some medical facilities, perhaps an assisted living facility, and larger office/commercial stores. Port of Kennewick is requesting a rezone to commercial soon.
- KID is planning to service the new developments with irrigation water out of both the main and upper level canals. It is rumored that KID is replacing the pumps that fill the upper level canal with more efficient equipment (important to Panoramic Heights.)
- The City is running short on funding so only 4 ball fields will be installed now in the area west of 395 and east of Union Loop. Other fields will be installed later.
- Mark Yaden, City of Kennewick Fire Marshall, commented that letters are being sent to land owners on Thompson hill to provide fire breaks. PHHA homeowners are strongly recommended that they remove any tumbleweeds or debris near their homes because the grass on the hill will soon dry out and become very dangerous.

Dan Warehime, our Watermaster, provided the following report:

- Water storage is filling and we do not expect to have any rationing of irrigation water this year. As is our practice, it is best to "shop" for the best time to turn on your water timers so that we levelize the demand on our system.
- Dan has battled the KID for several years over a computer error that showed PHHA having less than 181 of irrigable acres. We have recently received a letter from the manager of KID that corrects that error.
- PHHA has been living with a handshake agreement with KID as we maintain the entrances to our neighborhood with landscaping. During our "fight" with KID over the new road that KID installed on the south side of the canal, we learned that we should apply to the Bureau of Reclamation for formal approval. The Board has filed this application, it has been approved, and we are awaiting the final contract.
- We have learned that the land from the center of the KID main canal and the homeowners that have plats along the canal (approximately 75 feet) is owned by the original developers of Panoramic Heights. These owners are willing to quit claim this property to our Homeowners

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Association. With approval of our membership, we could probably acquire ownership of this property. This would open up possibilities of a walking/jogging trail along that area.

- Dan entered the contest for KID commissioner this past year and appreciated the 125 homeowners that voted for him. However, because of the antiquated rules that govern the KID large agricultural landowners were able to sway the election. KID is right on the border of being classified as residential as opposed to agricultural. At that point, every KID customer would have one vote. This was particularly evident this past year as KID assessed an increase of \$60 to each parcel holder—which means each of us pay \$60 and the landowners who own 100's of acres also only pay \$60.

Rich Nelson, PHHA Treasurer, presented the Treasurer's report. We have \$10,990 in the bank at the end of the year of which \$2,500 was reserved for mailbox improvements, \$1500 for emergency irrigation repairs, and \$965 carryover for capital improvements. We had income of \$16,220 and Expenses of \$15,799 for a surplus of \$421 for the year 2005. The members approved the report.

Rich Nelson presented the 2006 Budget. The Board recommends that we keep the annual fee at \$100/plat (\$90 for PH-3). Insurance authorized by the membership last year will cost \$3,000. The Board is recommending that we authorize \$4,000 of our accumulated cash balance for the committee on the Irving Entry Project (sign and landscaping.) This would lead to a deficit for the year of \$3,585. After some discussion, the membership approved the budget but would like to review perhaps an increase in fees at the fall meeting.

In other discussion, Rich reported that PHHA had been turned down by several insurers before Conover agreed to cover us. This is the same insurance agent that PH Recreation Association has. The Board has also discussed the possibility of some sharing of responsibilities between the Rec Association and the Homeowners. Both Boards have agreed that some combination is possible and that we will study the pro's and con's and make a presentation at next year's annual meeting. Rich also asked the membership for help on the mailbox replacement project.

Per the bylaws, the Board needs to be elected. Since we have been lax on this in the past, a motion was made to elect Ron Mabry, Dan Warehime, Ken Erickson, Rich Nelson, Steve Peterson, Jude Homewood, Chris Silbernagel, and Doug Brown to the Board. Since two year terms are required, the Board will determine at their first meeting who will be elected for 1 year and who will serve a two year term.

Steve Peterson, Chairman of the Grievance Committee, reported that the committee has been active this past year and many of the covenant violations have been fixed. However, his committee is working on proposals to the membership that will provide more authority to have violations fixed and will be discussed at the fall meeting. An observation was made that our neighborhood looks very good compared to other neighborhoods of similar age which is an endorsement of the work of the Grievance Committee.

A request was made for a list of all Board and committee member names. This will be published after the Board has met and determined the officers for 2006.

With no further business, the meeting was adjourned.

Submitted by
Rich Nelson

Special Thanks to homeowners Eggers, Hammond, Hilgers and others that have responded to neighbor concerns and have removed trees that were blocking views.

Note: Thanks to Doug Brown we will have a website: <http://phha.4people.us/> Stay Tuned!!